

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE ONE YEAR
PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING
CLASSIFICATION DISTRICT) AT 1800 OLD MIMS ROAD; (RICHARD GEER,
APPLICANT).

DEPARTMENT: Planning & Development

DIVISION: Planning

AUTHORIZED BY: Earnest McDonald

CONTACT: Rich Steiger

EXT. 7936

Agenda Date 04-26-04 **Regular** ☐ **Consent** ☒ **Public Hearing – 6:00** ☐

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE ONE YEAR PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1800 OLD MIMS ROAD; (RICHARD GEER, APPLICANT) SUBJECT TO STAFF RECOMMENDATIONS; OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE ONE YEAR PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) AT 1800 OLD MIMS ROAD; (RICHARD GEER, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

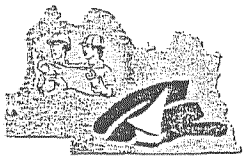
GENERAL INFORMATION	RICHARD GEER, APPLICANT 1800 OLD MIMS ROAD GENEVA, FL 32732	A-5 (RURAL ZONING CLASSIFICATION DISTRICT)										
BACKGROUND / REQUEST	<ul style="list-style-type: none">• THE APPLICANT PROPOSES TO TEMPORARILY OCCUPY A RECREATIONAL VEHICLE IN THE A-5 DISTRICT, WHILE A PERMANENT SINGLE-FAMILY DWELLING IS CONSTRUCTED.• THE TEMPORARY OCCUPANCY OF A RECREATIONAL VEHICLE WHILE A SINGLE-FAMILY STRUCTURE IS UNDER CONSTRUCTION IS PERMITTED ONLY BY SPECIAL EXCEPTION IN THE A-5 DISTRICT.											
ZONING & FLU	<table><tr><th>DIRECTION</th><th>EXISTING ZONING</th><th>EXISTING FLU</th><th>USE OF PROPERTY</th></tr><tr><td>SITE</td><td>A-5</td><td>RURAL-5</td><td>VACANT</td></tr></table>				DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY	SITE	A-5	RURAL-5	VACANT
DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY									
SITE	A-5	RURAL-5	VACANT									

	NORTH	A-5	RURAL-5	SINGLE-FAMILY & VACANT
	SOUTH	A-5	RURAL-5	SINGLE-FAMILY
	EAST	A-5	RURAL-5	VACANT
	WEST	A-5	RURAL-5	MOBILE HOME & VACANT
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)</p> <p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE FOR THOSE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>RECREATIONAL VEHICLES ARE COMMONLY PERMITTED MOTOR VEHICLES IN THE A-5 DISTRICT. THEREFORE, THE TEMPORARY OCCUPANCY OF THE SAME ON A LOT WHERE A SINGLE-FAMILY HOME IS UNDER CONSTRUCTION WOULD NOT BE INCOMPATIBLE WITH THE TREND OF DEVELOPMENT ON NEARBY AND ADJACENT PROPERTIES WITHIN THIS ZONING CATEGORY.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>SINCE THE RECREATIONAL VEHICLE WOULD BE TEMPORARILY UTILIZED AS A SINGLE-FAMILY DWELLING THAT WOULD NOT BE HIGHLY INTENSIVE IN NATURE, STAFF DOES NOT BELIEVE IT WOULD ADVERSELY IMPACT ADJOINING TRANSPORTATION FACILITIES.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>THE REQUEST IS FOR THE TEMPORARY APPROVAL FOR THE OCCUPANCY OF A RECREATIONAL VEHICLE AS A RESIDENTIAL USE, WHICH WOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF RURAL-5 FUTURE LAND USE FOR THE SUBJECT PROPERTY.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>THE SUBJECT PROPERTY MEETS THE MINIMUM SIZE AND YARD REQUIREMENTS OF THE A-5 DISTRICT.</p>				

	<p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>AT PRESENT, THE TREND OF DEVELOPMENT IN THE IMMEDIATE AREA INCLUDES CONVENTIONAL SINGLE-FAMILY HOME, MOBILE HOMES, AND VACANT PROPERTIES. THEREFORE, THE TEMPORARY OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE, WHILE A PERMANENT HOME IS CONSTRUCTED ON THE SUBJECT PROPERTY, WOULD NOT BE DETRIMENTAL TO THE PUBLIC INTEREST.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.104(a)</p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(B)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE RURAL ZONING CLASSIFICATIONS:</u></p> <p>THE PROPOSED OCCUPANCY OF A RECREATIONAL VEHICLE IS A SPECIAL EXCEPTION IN THE A-5 DISTRICT. AS PREVIOUSLY STATED, THE TEMPORARY OCCUPANCY OF A RECREATIONAL VEHICLE WHILE A SINGLE-FAMILY DWELLING IS UNDER CONSTRUCTION WOULD BE CONSISTENT WITH ALLOWABLE USES IN THE A-5 DISTRICT.</p> <p><u>IS COMPATIBLE WITH THE CONCEPT OF LOW-DENSITY RURAL LAND USE:</u></p> <p>THE PROPOSED USE WOULD BE CONSISTENT WITH THE CONCEPT OF SURROUNDING SINGLE-FAMILY, RURAL LAND USE SINCE THE COMPREHENSIVE PLAN DESCRIBES RURAL-5 AS AN APPROPRIATE FLU CATEGORY FOR THE TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE BY SPECIAL EXCEPTION.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST IS NOT HIGHLY INTENSIVE IN NATURE, AS THE TEMPORARY PLACEMENT OF THE PROPOSED MOBILE HOME IS ONLY PERMITTED FOR SINGLE-FAMILY OCCUPANCY.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES.</u></p> <p>THE PROPOSED USE WOULD BE SERVED BY ON-SITE SEPTIC AND WELL SYSTEMS. AN ON-SITE SEPTIC PERMIT SHALL BE APPLIED FOR AND OBTAINED, PRIOR TO THE PLACEMENT OF THE RECREATIONAL VEHICLE ON THE SUBJECT PROPERTY, OTHER COUNTY SERVICES,</p>

	INCLUDING SCHOOLS AND EMERGENCY SERVICES, ARE ALSO AVAILABLE TO THE SITE.
STAFF FINDINGS	<ul style="list-style-type: none">• SHOULD THE BOA APPROVE THE REQUEST, THE APPLICANT WOULD BE REQUIRED TO SECURE A BUILDING PERMIT FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON THE PROPERTY PRIOR TO PARKING & OCCUPYING THE PROPOSED RECREATIONAL VEHICLE FOR SINGLE-FAMILY USE.• THE PROPOSED SINGLE-FAMILY RESIDENCE WOULD HAVE TO BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE RECREATIONAL VEHICLE IS UTILIZED AS A TEMPORARY DWELLING.• GIVEN THE TEMPORARY NATURE OF THE REQUEST AND THE IMPOSITION OF THE CONDITIONS STATED IN THIS REPORT, STAFF DOES NOT BELIEVE THE TEMPORARY PLACEMENT OF A RECREATIONAL VEHICLE ON THE SUBJECT PROPERTY WOULD BE DETRIMENTAL TO THE RURAL CHARACTER OF SURROUNDING SINGLE-FAMILY DEVELOPMENT.
STAFF RECOMMENDATION	<p>THE APPLICANT HAS SATISFIED THE STANDARDS FOR THE GRANT OF A SPECIAL EXCEPTION FOR TEMPORARY OCCUPANCY OF A RECREATIONAL VEHICLE AS A SINGLE-FAMILY DWELLING. BASED ON THE FINDINGS PRESENTED, STAFF RECOMMENDS APPROVAL OF THIS REQUEST, CONDITIONED UPON THE SITE PLAN SUBMITTED, CONFORMITY WITH THE COMPREHENSIVE PLAN, AND ADHERENCE TO THE FOLLOWING LAND DEVELOPMENT CODE STANDARDS:</p> <ul style="list-style-type: none">○ A BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE AS A TEMPORARY SINGLE-FAMILY DWELLING ON THE SUBJECT PROPERTY.○ A PERMANENT SINGLE-FAMILY HOME SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED RECREATIONAL VEHICLE IS USED AS A TEMPORARY DWELLING.○ THE PLACEMENT & OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE SHALL NOT EXCEED ONE (1) YEAR & SHALL BE RENEWABLE FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.○ PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE & METHOD THAT THE PROPOSED RECREATIONAL VEHICLE WILL BE REMOVED.○ THE PROPOSED RECREATIONAL VEHICLE SHALL BE REMOVED WITHIN THIRTY (30) DAYS, FOLLOWING THE ISSUANCE OF THE FINAL

	CERTIFICATE OF OCCUPANCY FOR THE PERMANENT SINGLE-FAMILY HOME.
--	---



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7355 FAX

COPY 0. BM 2004-005

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

- ☐ **VARIANCE**
- ☐ **SPECIAL EXCEPTION**
- ☒ **MOBILE HOME SPECIAL EXCEPTION** TEMPORARY PLACEMENT OF RV FOR INHABITATION DURING CONSTRUCTION OF PERMANENT RESIDENCE.
- ☐ EXISTING ☐ PROPOSED ☐ REPLACEMENT
- MOBILE HOME IS FOR TEMPORARY INHABITATION
- YEAR OF MOBILE HOME 2003 SIZE OF MOBILE HOME 28'
- ANTICIPATED TIME MOBILE HOME IS NEEDED 2 YEARS
- PLAN TO BUILD ☒ YES ☐ NO IF SO, WHEN 3-4 MONTHS
- MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☒ NO
- ☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	<u>RICHARD GEER</u>	
ADDRESS	<u>1880 Old Mills Road</u>	
	<u>GENEVA, FL 32732</u>	
PHONE 1	<u>407-349-2240 WORK</u>	
PHONE 2	<u>321-228-7174 CELL</u>	
E-MAIL	<u>rglandscapese@msn.com</u>	

PROJECT NAME: _____

SITE ADDRESS: 1880 Old Mills Road Geneva FL 32732

CURRENT USE OF PROPERTY: AGRICULTURAL

LEGAL DESCRIPTION: (ATTACHED)

SIZE OF PROPERTY: 5.1 acre(s) PARCEL I.D. 26-20-32-302-A16M-0000

UTILITIES: ☐ WATER ☒ WELL ☐ SEWER ☒ SEPTIC TANK ☐ OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS _____

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on APR. 26 6 PM (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

SIGNATURE OF OWNER OR AGENT*

2.18.04
DATE

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL

BCC PUBLIC HEARING DATE

FOR OFFICE USE ONLY

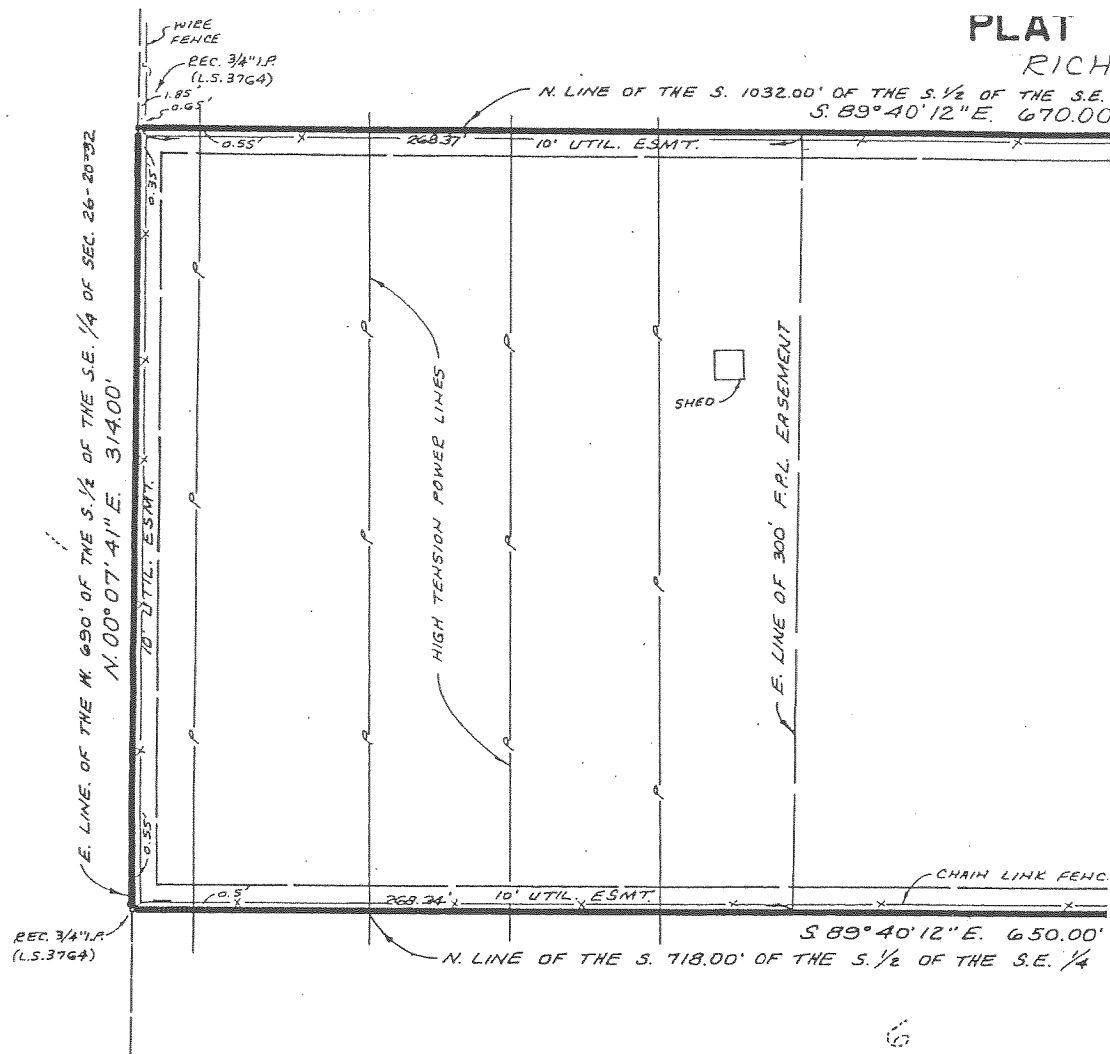
PROCESSING:

FEE: 185 COMMISSION DISTRICT 2 FLU/ZONING A-5

LOCATION FURTHER DESCRIBED AS SET BACK FROM THE N SIDE OF
OLD MIMSRD APPROX. 1350' W. OF THE INTERSECTION
WITH S JUNGLE RD.

PLANNER V13 DATE FEB. 18, 2004

SUFFICIENCY COMMENTS WILL SUPPLY A COPY OF CODE VIOLATION
FROM JERRY ROBERTSON.



DESCRIPTION: PARCEL NO. 7

The North 314.00 feet of the South 1032.00 feet of the East 670.00 feet of the West 1360.00 feet of the South 718.00 feet of the East 20.00 feet of the West 1360.00 feet of the South 1/2 of the Southeast 1/4 of Township 20 South, Range 32 East, Seminole County, Florida. Containing 5.14 acres less.

**SWAGGERTY LAND
SURVEYING, INC.**

P.O. BOX 2384
1450 EASTHER PLACE, SU. 100
SANFORD, FLORIDA 32772-2384
(407) 322-4630

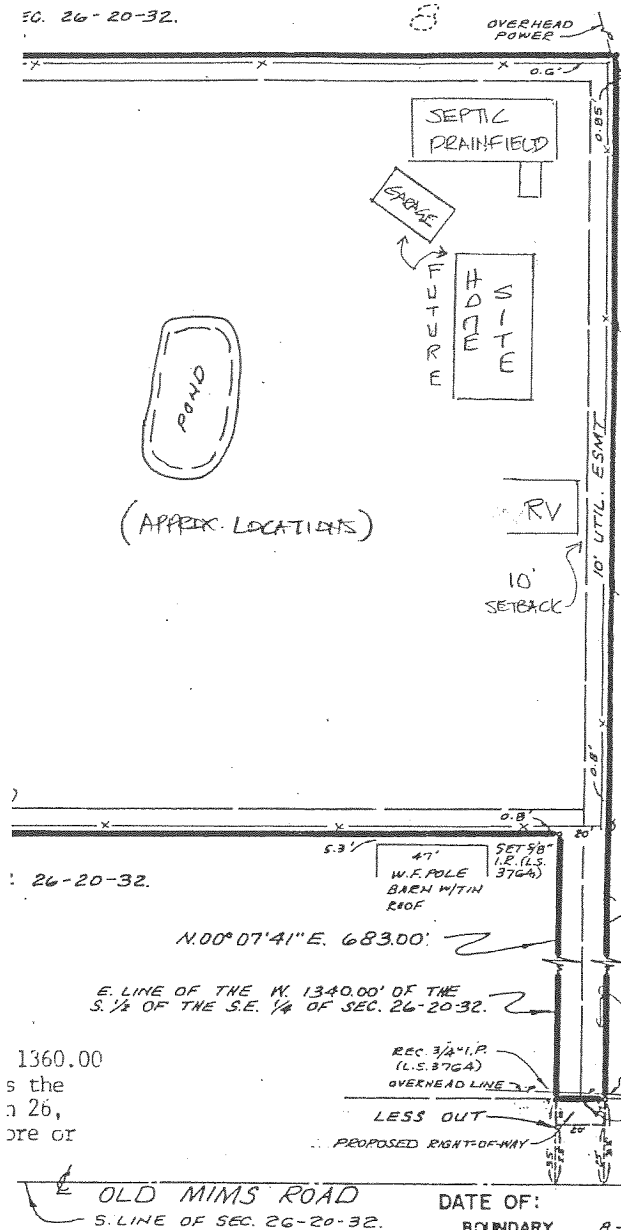
DESCRIPTION: (proposed Right-of-Way)

The North 10.00 feet of the South 35.00 feet of the East 120.00 feet of the West 1360.00 feet of the South 1/2 of the Southeast 1/4 of Section 26, Township 20 South, Range 32 East, Seminole County, Florida.

**PLAT (RICH.
GEER**
EG. 26-20-32.

**SURVEY
GEER**


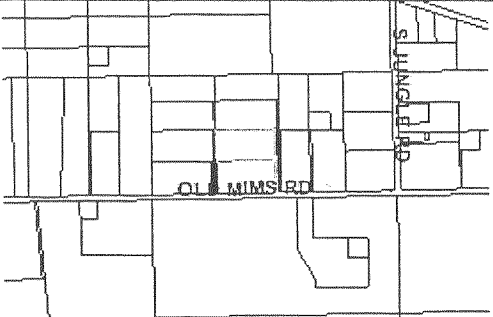
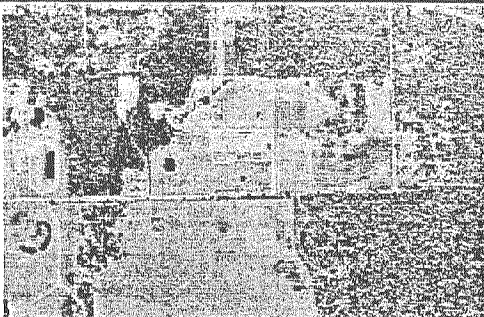
EG. 26-20-32.



1360.00
the
26,
ore or

PROPERTY LIES IN FLOOD ZONE "X" PER
FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL
R 120289 0180 E, DATED APRIL 17, 1995.
DATA HAS NOT BEEN FURNISHED TO THE SURVEYOR.
GROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
SHOULD BE SEALED WITH AN EMBOSSED SEAL.
PROPERTY LIES IN SECTION 26, TOWNSHIP 20 S,

DATE OF:
BOUNDARY 8-
FOUND:
FINAL
ADDED PROPOSED 1
RESURVEY: 2-04

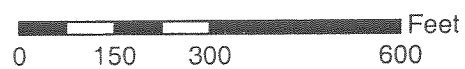
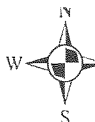
PARCEL DETAIL	REAL ESTATE	PERSONAL PROP	TAX ROLL	SALES SEARCH	◀ ◁ Back ▷ ▶																								
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																													
<p align="center">GENERAL</p> <p>Parcel Id: 26-20-32-302-016M-0000 Tax District: G1-AGRICULTURAL Owner: R G LANDSCAPES INC Exemptions: Address: 1880 OLD MIMS RD City,State,ZipCode: GENEVA FL 32732 Property Address: 1880 OLD MIMS RD GENEVA 32732 Facility Name: Dor: 69-ORNAMENTALS</p>			<p align="center">2004 WORKING VALUE SUMMARY</p> <table> <tr> <td>Value Method:</td> <td>Market</td> </tr> <tr> <td>Number of Buildings:</td> <td>0</td> </tr> <tr> <td>Depreciated Bldg Value:</td> <td>\$0</td> </tr> <tr> <td>Depreciated EXFT Value:</td> <td>\$0</td> </tr> <tr> <td>Land Value (Market):</td> <td>\$61,680</td> </tr> <tr> <td>Land Value Ag:</td> <td>\$3,367</td> </tr> <tr> <td>Just/Market Value:</td> <td>\$61,680</td> </tr> <tr> <td>Assessed Value (SOH):</td> <td>\$3,367</td> </tr> <tr> <td>Exempt Value:</td> <td>\$0</td> </tr> <tr> <td>Taxable Value:</td> <td>\$3,367</td> </tr> </table>			Value Method:	Market	Number of Buildings:	0	Depreciated Bldg Value:	\$0	Depreciated EXFT Value:	\$0	Land Value (Market):	\$61,680	Land Value Ag:	\$3,367	Just/Market Value:	\$61,680	Assessed Value (SOH):	\$3,367	Exempt Value:	\$0	Taxable Value:	\$3,367				
Value Method:	Market																												
Number of Buildings:	0																												
Depreciated Bldg Value:	\$0																												
Depreciated EXFT Value:	\$0																												
Land Value (Market):	\$61,680																												
Land Value Ag:	\$3,367																												
Just/Market Value:	\$61,680																												
Assessed Value (SOH):	\$3,367																												
Exempt Value:	\$0																												
Taxable Value:	\$3,367																												
<p align="center">SALES</p> <table> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>06/1998</td> <td>03458</td> <td>0487</td> <td>\$23,000</td> <td>Vacant</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>04/1995</td> <td>02904</td> <td>0052</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1988</td> <td>02006</td> <td>0897</td> <td>\$26,500</td> <td>Vacant</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this DOR Code</p>			Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	06/1998	03458	0487	\$23,000	Vacant	CERTIFICATE OF TITLE	04/1995	02904	0052	\$100	Vacant	WARRANTY DEED	09/1988	02006	0897	\$26,500	Vacant	<p align="center">2003 VALUE SUMMARY</p> <p>2003 Tax Bill Amount: \$49 2003 Taxable Value: \$3,367 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>		
Deed	Date	Book	Page	Amount	Vac/Imp																								
WARRANTY DEED	06/1998	03458	0487	\$23,000	Vacant																								
CERTIFICATE OF TITLE	04/1995	02904	0052	\$100	Vacant																								
WARRANTY DEED	09/1988	02006	0897	\$26,500	Vacant																								
<p align="center">LAND</p> <table> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>CONT NUR-</td> <td>0</td> <td>0</td> <td>5.140</td> <td>655.00</td> <td>\$3,367</td> </tr> </tbody> </table>			Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	CONT NUR-	0	0	5.140	655.00	\$3,367	<p align="center">LEGAL DESCRIPTION</p> <p>LEG SEC 26 TWP 20S RGE 32E E 650 FT OF W 1340 FT OF S 718 FT OF SE 1/4 (LESS S 383 FT OF W 630 FT & RD)</p>														
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																								
CONT NUR-	0	0	5.140	655.00	\$3,367																								
<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																													

BACK

PROPERTY APPRAISER
HOME PAGE

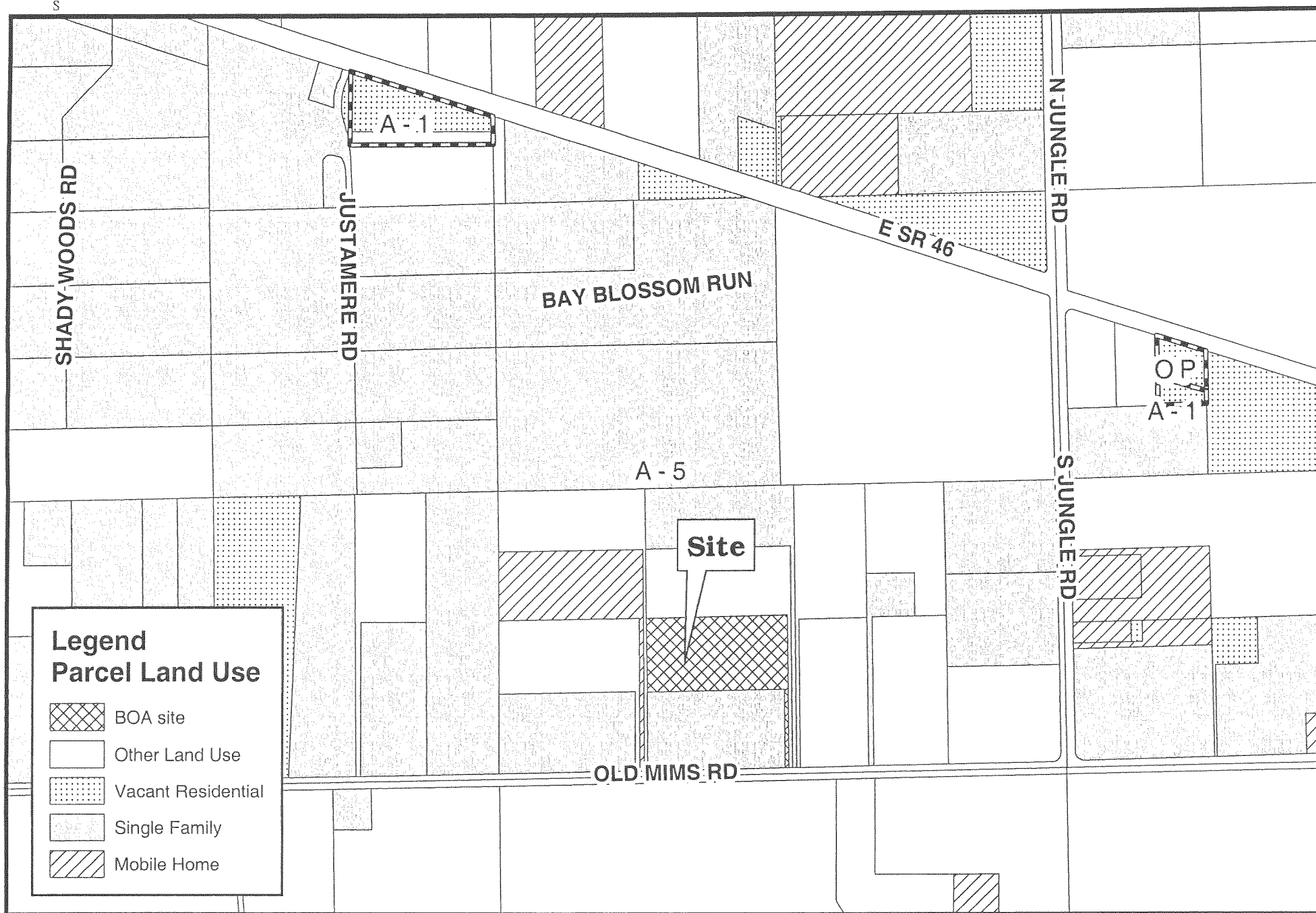
CONTACT

Richard Geer 1880 Old Mims Road





Richard Geer
1880 Old Mims Road



SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On April 26, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 26 TWP 20S RGE 32E E 650 FT OF W 1340 FT OF S 718 FT OF SE
1/4 (LESS S 383 FT OF W 630 FT & RD)

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: RICHARD GEER
1880 OLD MIMS ROAD
GENEVA, FL 32732

Project Name: OLD MIMS ROAD (1880)

Requested Development Approval:

SPECIAL EXCEPTION TO ALLOW THE ONE YEAR PLACEMENT OF A RECREATIONAL VEHICLE IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT), AS DEPICTED ON THE ATTACHED SITE PLAN.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Rich Steiger, Planner
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. A BUILDING PERMIT SHALL BE SECURED PRIOR TO PLACEMENT AND OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE AS A TEMPORARY SINGLE-FAMILY DWELLING ON THE SUBJECT PROPERTY.
2. A PERMANENT SINGLE-FAMILY HOME SHALL BE ACTIVELY UNDER CONSTRUCTION AND INSPECTION DURING THE PERIOD THE PROPOSED RECREATIONAL VEHICLE IS USED AS A TEMPORARY DWELLING.
3. THE PLACEMENT & OCCUPANCY OF THE PROPOSED RECREATIONAL VEHICLE SHALL NOT EXCEED ONE (1) YEAR & SHALL BE RENEWABLE FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR UPON APPROVAL BY THE BOARD OF ADJUSTMENT.
4. PRIOR TO FINAL INSPECTION OF THE RESIDENCE, THE PROPERTY OWNER SHALL FURNISH THE PLANNING DIVISION WITH ACCEPTABLE EVIDENCE AS TO THE DATE & METHOD THAT THE PROPOSED RECREATIONAL VEHICLE WILL BE REMOVED.
5. THE PROPOSED RECREATIONAL VEHICLE SHALL BE REMOVED WITHIN THIRTY (30) DAYS FOLLOWING THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PERMANENT SINGLE-FAMILY HOME.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: